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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** March 7, 2007

**SITE PLAN:** **AFP-07-004**

**TITLE:** Meyers Residence

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
Addition above garage

**ADDRESS:** 3 Driscoll Court

**ZONE:** MXD (Mixed Use Development)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

Applicant/Property Owner: Danielle Meyers

**STAFF PERSON:** Allen Meyer, Planning Intern

**Enclosures:**

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Adjacent property owner's notifications

Exhibit 4: June 14, 2006 (one story addition above garage) approval letter from the Washingtonian Woods Homeowners Association, Inc.

Exhibit 5: House location plat

Exhibit 6: Aerial photo of neighborhood

Exhibit 7: Photo of existing front elevation

Exhibit 8: Proposed front elevation

Exhibit 9: Photo of existing side elevation

Exhibit 10: Proposed side elevation

## STAFF COMMENTS

This single family house is located at 3 Driscoll Court in the Washingtonian Woods subdivision (Exhibit #1). The property is located in the MXD (Mixed Use Development) Zone. The application (AFP-07-004) proposes to build an addition over the existing garage (Exhibit #2). This addition is 438 square feet and is 57 square feet over the 15 percent threshold.

All building materials (siding, windows, trim, gutters, downspouts, shingles) will match those on the existing house (Exhibits #8, 10).

This application comes before the Planning Commission because of the recently adopted Text Amendment T-372, which requires additions above 15% of the originally constructed dwelling, to be approved by Planning Commission.

§24-172A(b)(3)(e) states:

“Minor revisions to a single family detached, semi-detached, or attached dwelling that do not increase the square footage of a dwelling as originally constructed on any/or all floors by more than fifteen percent (15%) and that have been approved by the homeowners association of the subject property, if applicable.”

This application has been approved by the Washingtonian Woods Homeowners Association, Inc. on June 14, 2006 (Exhibit #4).

Staff recommends to the Commission **granting AFP-07-004 – 3 Driscoll Court in Washingtonian Woods, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with §§ 24-170 and 24-172 of the city’s zoning ordinance, with no conditions.**

AFP-07-004

Meyers Residence

AFP-07-004.mxd • 7-Mar-2007 • AM



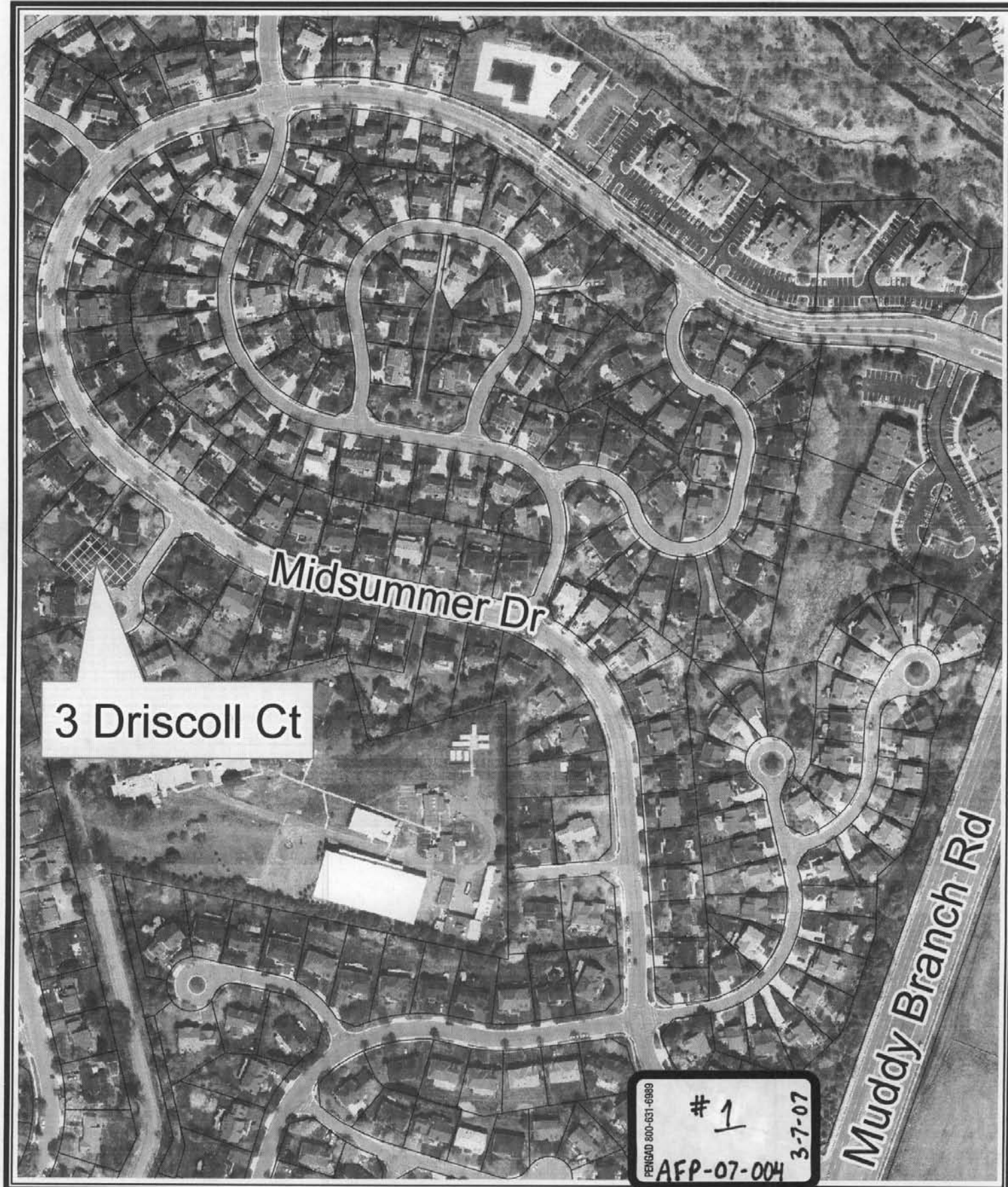
MD State Plane  
HPGN NAD 83/91

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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov



## AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	APP. 07 004
Date Filed	1-22-07
Total Fee	300-

### 1. SUBJECT PROPERTY

Project Name Meyer's Residence  
Street Address 3 Driscoll Court  
Zone MXD Historic area designation ☐ Yes ☒ No  
Lot 21 Block J Subdivision Washingtonian Woods  
Tax Identification Number (MUST BE FILLED IN) 218-98-7246

### 2. APPLICANT

Name Danielle Meyers  
Street Address 3 Driscoll Court Suite No. \_\_\_\_\_  
City Gaithersburg State MD Zip Code 20878  
Daytime Telephone 301-785-0306

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name N/A  
Architect's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Engineer's Name N/A  
Engineer's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Developer's Name N/A  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name Danielle Meyers  
Street Address 3 Driscoll Court Suite No. \_\_\_\_\_  
City Gaithersburg State MD Zip Code 20878  
Daytime Telephone 301-785-0306

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
Name of previously approved Final Plan \_\_\_\_\_

**6. WORK DESCRIPTION**

Please state clearly changes requested from final approved plan.

master bedroom addition above garage

**7. PROJECT DETAIL INFORMATION****a. POPULATION CHANGES ( if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number \_\_\_\_\_

Total number per shift \_\_\_\_\_

Resident estimate: Total number \_\_\_\_\_

Total number per dwelling unit \_\_\_\_\_

**b. PLEASE SUPPLY THE FOLLOWING INFORMATION**

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

**SUBMISSION REQUIREMENTS**

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Danielle M. Meyers

Applicant's Signature

Danielle M. Meyers

Date

1/22/07

Daytime Telephone

301-785-0306

MINOR AMENDMENT TO FINAL PLAN  
FOR STAFF APPROVAL

## ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

## To be completed by applicant:

ADDRESS OF SUBJECT SITE 3 Driscoll Court, Gaithersburg, MD 20878  
LOT 21 BLOCK J SUBDIVISION Washingtonian Woods  
CHANGES REQUESTED master bedroom addition above garage  
*[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]*

## To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Danielle Meyers (name of applicant/builder) to the City on 1/16/2007 (date). For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.

The Planning and Code Administration staff reviews these applications on a weekly basis. Any comments which you wish to make (oral or written) should be directed to the Planning and Code Administration within 7 days of the date of this letter. Please note that those comments which object to the application but do not specifically reference the proposed modifications and any adopted architectural standards will not be considered by staff. Copies of adopted architectural standards are available from the Planning and Code Administration, from 8AM to 5PM, Monday through Friday.

The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

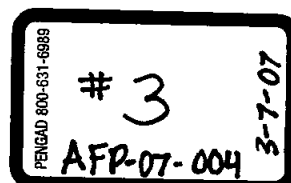
Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 2/26/2007 (date).

Address: 401 Midsummer Drive  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Washingtonian Woods

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

continued on reverse side

01/2006



MINOR AMENDMENT TO FINAL PLAN  
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 3 Driscoll Court, Gaithersburg, MD 20878  
LOT 21 BLOCK J SUBDIVISION Washingtonian Woods  
CHANGES REQUESTED master bedroom addition above garage  
(see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance)

To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Danielle Meyers [name of applicant/builder] to the City on 1/16/2007 [date]. For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 9 a.m. to 5 p.m.

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Given to owners of abutting and confronting properties( see Section 24-172(b) of the City Code) on 2/26/2007 (date).

Address: 1 Driscoll Court  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Washingtonian Woods

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

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MINOR AMENDMENT TO FINAL PLAN  
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

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LOT 21 BLOCK J SUBDIVISION Washingtonian Woods  
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The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 2/26/2007 (date).

Address: 5 Driscoll Court  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Washingtonian Woods

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

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Washingtonian Woods Homeowners Association, Inc.  
c/o CAS, Inc.  
18401 Woodfield Road, Suite H  
Gaithersburg, MD 20879  
(301) 840-1800

June 14, 2006

Danielle Meyers  
3 Driscoll Court  
Gaithersburg, MD 20878

RE: Request to Build an Addition

Dear Ms. Meyers:

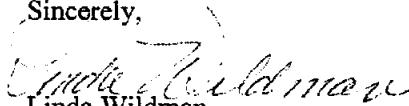
Your application has been reviewed by the Architectural Review Committee, which has taken the following action:

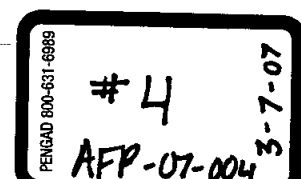
Your request to build a one-story addition over the existing garage has been approved with the following stipulations: all of the exterior materials must match that of the existing house (i.e. brick exterior/siding, windows, shutters, trim, gutters, downspouts, shingles, etc.). The Committee is also requesting that you submit a copy of the approved Montgomery County Building Permit prior to the commencement of construction. The Committee has determined that the design and location of the improvement(s) will positively affect the aesthetics of your home and the surrounding community.

Approved alterations or changes must be completed within the time specified unless a specific exception is provided. Any deviations from the plan must receive prior approval of the Architectural Review Committee. Be sure to contact Miss Utility before you dig at 1-800-257-7777.

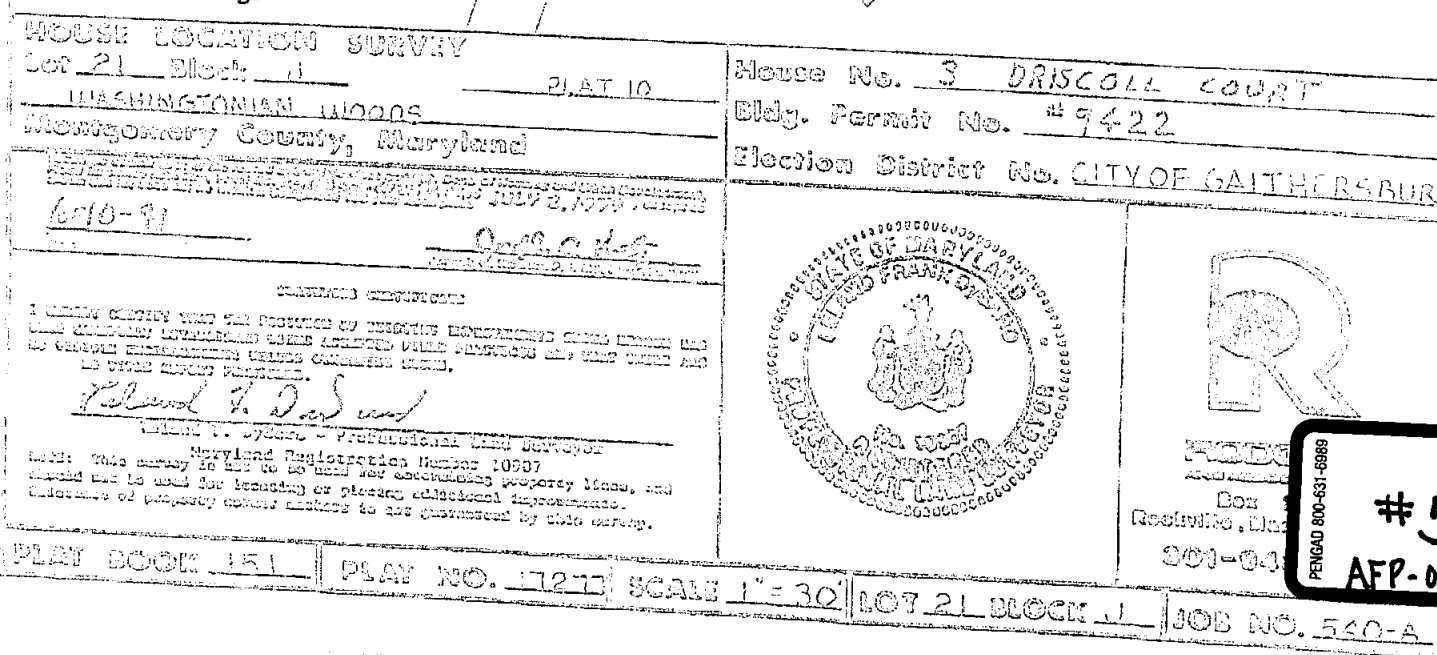
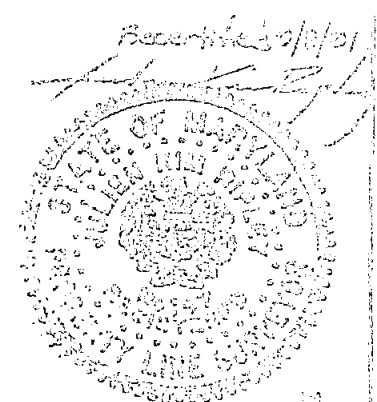
If you have any questions or would like additional information, please do not hesitate to contact me at 301-840-1800, extension 18, or by e-mail at [Linda.Wildman@casinc.biz](mailto:Linda.Wildman@casinc.biz).

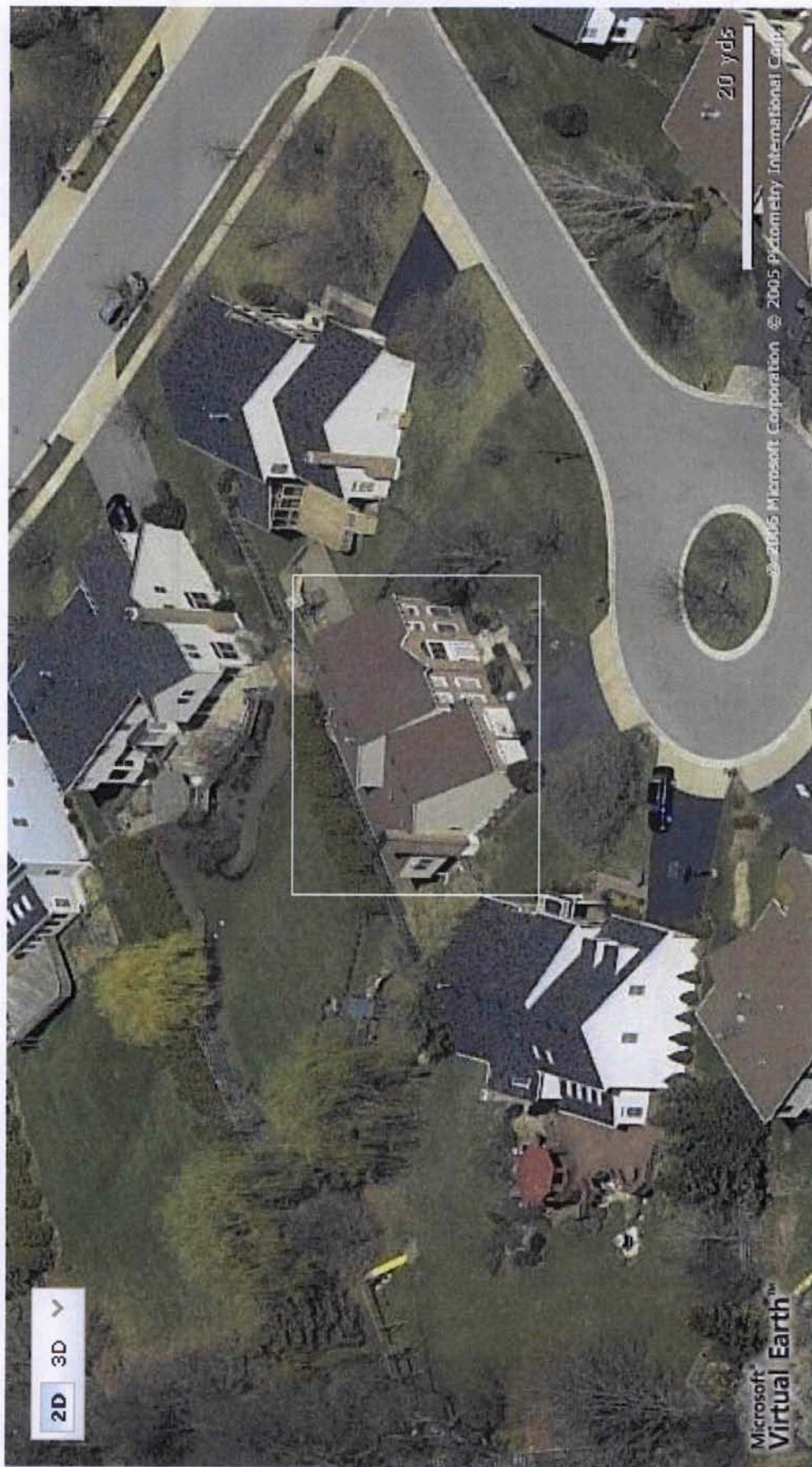
Sincerely,

  
Linda Wildman  
Community Manager



12/27/2006





PENGAD 800-631-6938  
#6  
AFP-07-004  
3-7-07





PENGAD 800-631-6989  
AFP-07-004  
#7  
3-7-07

165W705



FRONT ELEVATION

MIRROR IMAGE  
*jm*

PAGE 4 of 10

MEYERS Residence  
3 Driscoll Ct.  
Gaithersburg Md 20878

Scale 1/4" = 1'

1-8-07





PENGAD 800-631-6989  
#9  
AFP-07-004  
3-7-07

NEW 2nd floor vinyl siding  
And trim to blend  
with existing

New asphalt shingles to blend w/ existing



NEW SIDE ELEVATION

MIRROR IMAGE  
*jur*

PAGE 5 of 10

MEYERS Residence  
3 Driscoll Ct.  
Gaithersburg Md. 20878

Scale 1/4" = 1'

1-8-07

PENGAD 800-631-6989

#10

AFP-07-004

3-7-07